

154.0

0004

0017.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

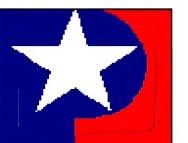
807,100 / 807,100

USE VALUE:

807,100 / 807,100

ASSESSED:

807,100 / 807,100


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
75		GLENBURN RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: SHEEHAN PAUL/ETAL	
Owner 2: SHEEHAN KATHLEEN M	
Owner 3:	

Street 1: 75 GLENBURN ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

**NARRATIVE DESCRIPTION**

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Wood Shingle Exterior and 1698 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

**IN PROCESS APPRAISAL SUMMARY**

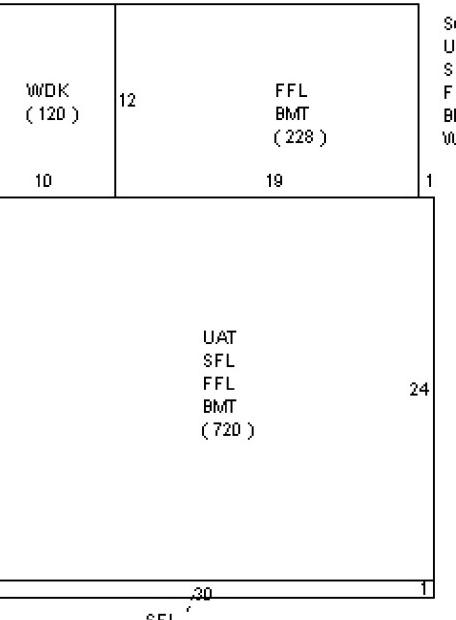
Legal Description							User Acct
							102926
							GIS Ref
							GIS Ref
							Insp Date
							06/27/18
							USER DEFINED

PREVIOUS ASSESSMENT										Parcel ID	154.0-0004-0017.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes			
2020	101	FV	351,100	0	5,000.	456,000	807,100	807,100	Year End Roll			12/18/2019
2019	101	FV	255,900	0	5,000.	427,500	683,400	683,400	Year End Roll			1/3/2019
2018	101	FV	255,400	0	5,000.	353,400	608,800	608,800	Year End Roll			12/20/2017
2017	101	FV	255,400	0	5,000.	324,900	580,300	580,300	Year End Roll			1/3/2017
2016	101	FV	255,400	0	5,000.	296,400	551,800	551,800	Year End			1/4/2016
2015	101	FV	245,000	0	5,000.	290,700	535,700	535,700	Year End Roll			12/11/2014
2014	101	FV	245,000	0	5,000.	270,200	515,200	515,200	Year End Roll			12/16/2013
2013	101	FV	245,000	0	5,000.	257,100	502,100	502,100				12/13/2012

SALES INFORMATION										TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes							
SCHILLING DONNA	26552-288		8/2/1996			1	No	No	F							

BUILDING PERMITS										ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name				
12/10/1997	736		12,000					12X19 RM 10X12 WDK	6/27/2018	MEAS&NOTICE	HS	Hanne S				
									1/13/2009	Measured	336	PATRIOT				
									2/28/2000	Inspected	276	PATRIOT				
									11/24/1999	Measured	256	PATRIOT				
									7/16/1993		MF					

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>								<b>SKETCH</b>																																																																																																																							
Type:	05 - Garrison			Full Bath:	1	Rating:	Average									WDK	12																																																																																																																						
Sty Ht:	2A - 2 Sty +Attic			A Bath:	Rating:											FFL																																																																																																																							
(Liv) Units:	1	Total: 1			3/4 Bath:	Rating:											BMT	(228)																																																																																																																					
Foundation:	1 - Concrete			A 3QBth:	Rating:											10	19																																																																																																																						
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Average										1																																																																																																																						
Prime Wall:	1 - Wood Shingle			A HBth:	Rating:																																																																																																																																		
Sec Wall:				OthrFix:	Rating:																																																																																																																																		
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>																																																																																																																															
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Fair	1st Res Grid   Desc: Line 1   # Units: 1																																																																																																																															
Color:	RED			A Kits:	Rating:											Level	FY LR DR D K FR RR BR FB HB L O																																																																																																																						
View / Desir:				Fpl:	2	Rating:	Average									Other																																																																																																																							
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:											Upper																																																																																																																							
Grade:	C - Average			<b>CONDOS INFORMATION</b>												Lvl 2																																																																																																																							
Year Blt:	1939	Eff Yr Blt:		Location:												Lvl 1																																																																																																																							
Alt LUC:				Total Units:												Lower																																																																																																																							
Jurisdct:				Floor:												Totals	RMs: 7   BRs: 3   Baths: 1   HB: 1																																																																																																																						
Const Mod:				% Own:																																																																																																																																			
Lump Sum Adj:				Name:																																																																																																																																			
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>								<b>RES BREAKDOWN</b>																																																																																																																							
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%	Exterior:	No Unit			RMS	BRS	FL																																																																																																																									
Prim Int Wall:	2	- Plaster		Functional:				Interior:	1			7	3																																																																																																																										
Sec Int Wall:				Economic:				Additions:																																																																																																																															
Partition:	T	- Typical		Special:				Kitchen:																																																																																																																															
Prim Floors:	3	- Hardwood		Override:				Baths:																																																																																																																															
Sec Floors:				Total:	18.6 %			Plumbing:																																																																																																																															
Bsmnt Flr:	12	- Concrete		<b>CALC SUMMARY</b>				Electric:																																																																																																																															
Subfloor:				Basic \$ / SQ:	135.00			Heating:																																																																																																																															
Bsmnt Gar:	1			Size Adj.:	1.26837444			General:																																																																																																																															
Electric:	3	- Typical		Const Adj.:	0.98990101			<b>COMPARABLE SALES</b>																																																																																																																															
Insulation:	2	- Typical		Adj \$ / SQ:	169.501			Rate	Parcel ID	Typ	Date	Sale Price																																																																																																																											
Int vs Ext:	S			Other Features:	81346																																																																																																																																		
Heat Fuel:	1	- Oil		Grade Factor:	1.00																																																																																																																																		
Heat Type:	5	- Steam		NBHD Inf:	1.00000000																																																																																																																																		
# Heat Sys:	1			NBHD Mod:				WtAv\$/SQ:		AvRate:		Ind.Val																																																																																																																											
% Heated:	100			LUC Factor:	1.00																																																																																																																																		
Solar HW:	NO			Adj Total:	431272			Juris. Factor:				Before Depr:	169.50																																																																																																																										
% Com Wall:			% Sprinkled:				Depreciation:	80217			Special Features:	0			Val/Su Net:	119.18																																																																																																																							
			Depreciated Total:			351056			Final Total:	351100			Val/Su SzAd	206.77																																																																																																																									
<b>MOBILE HOME</b>				Make:				Model:				Serial #:				Year:				Color:																																																																																																																			
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 154.0-0004-0017.0																																																																																																																																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																																						
2	Frame Shed	D	Y		16X10	A	AV	1990	0.00	T	23.2	101																																																																																																																											
More: N	Total Yard Items:				Total Special Features:								Total:																																																																																																																										
<b>SKETCH</b>  <p>Sum Area By Label :      UAT = 720      SFL = 750      FFL = 948      BMT = 948      WDK = 120</p>																																																																																																																																							
<b>SUB AREA</b> <table border="1"> <thead> <tr> <th>Code</th><th>Description</th><th>Area - SQ</th><th>Rate - AV</th><th>Undepr Value</th><th>Sub Area</th><th>% Usbl</th><th>Descrip</th><th>% Type</th><th>Qu</th><th># Ten</th> </tr> </thead> <tbody> <tr> <td>BMT</td><td>Basement</td><td>948</td><td>50.850</td><td>48,206</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>FFL</td><td>First Floor</td><td>948</td><td>169.500</td><td>160,687</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>SFL</td><td>Second Floor</td><td>750</td><td>169.500</td><td>127,126</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>UAT</td><td>Upper Attic</td><td>180</td><td>67.800</td><td>12,204</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>WDK</td><td>Deck</td><td>120</td><td>14.190</td><td>1,703</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td colspan="4">Net Sketched Area: 2,946</td><td>Total:</td><td colspan="4">349,926</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>Size Ad</td><td>1698</td><td>Gross Are</td><td>3486</td><td>FinArea</td><td>1698</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> </tbody> </table>																								Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	BMT	Basement	948	50.850	48,206							FFL	First Floor	948	169.500	160,687							SFL	Second Floor	750	169.500	127,126							UAT	Upper Attic	180	67.800	12,204							WDK	Deck	120	14.190	1,703							Net Sketched Area: 2,946				Total:	349,926																	Size Ad	1698	Gross Are	3486	FinArea	1698																		
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